

Sealeys
Walker Jarvis
Est. 1851

36, Mulberry Road,
Gravesend, DA11 8PP

£340,000 - £350,000

C

- 3 Bedroom Terraced Family Home
- Bathroom Including Separate Shower
- No onward Chain, Kitchen/Diner
- Garage & Potential for Further Parking





36 Mulberry Road, Gravesend, , DA11 8PP







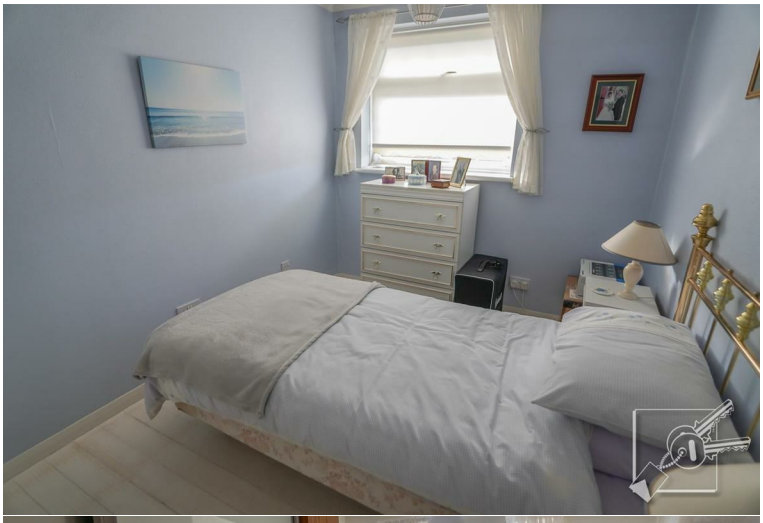
DESCRIPTION:

£350,000-£360,000 This well presented three bedroom terrace house house is offered for sale with no onward chain. As you enter via the porch, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the well-proportioned rooms. The spacious living area is ideal for relaxation or entertaining guests and family , while the kitchen/diner provides a functional space for culinary pursuits. Each of the three bedrooms offers a peaceful retreat, perfect for unwinding after a long day and the bathroom comprises a separate shower cubicle as well as a bath. The property is heated by Gas Central Heating and the windows and external doors are all double glazed. Outside there is an easy maintenance South facing rear garden which is ideal for sun worshipers. There is a garage en-bloc and a block paved frontage, with potential for off street parking, subject to planning permission for a dropped kerb. Whether you are a first time buyer, a young family looking to move up to your next home, or looking to downsize, this property could be just what you have been waiting for. Take a look inside:

LOCATION:

Mulberry Road is a popular location, situated off of Coldharbour Road in Northfleet. Always popular with families, there is a choice of good primary and secondary schools close by. Offering excellent transport links including a bus stop practically on the doorstep, where you can catch a bus to Gravesend Town Centre or Bluewater shopping complex. You can also catch the commuter coach to London from here. The A2 with links to the M25,M20 and M2 is easily accessed, whilst Gravesend mainline railway station offers either a domestic service to London, the Medway Towns or Kent coast. There is also a high speed service to St Pancras, London, arriving in just 22 minutes or you can travel from Ebbsfleet international railway station and arrive in just seventeen minutes.









FRONTAGE:
Block paved frontage with potential for off street parking, subject to planning permission for dropped kerb.

PORCH:
An ideal space to kick of shoes and boots before entering the house, uPVC double glazed front door, built in cupboard housing Gas and electric meters. Wall mounted electrical consumer unit, wood floor, radiator, Inner door to:

LOUNGE
Double glazed bow window to front, wood floor, two radiators, focal point fireplace with gas fire. Door to:

KITCHEN/DINER:
Wood floor to dining area, radiator and double glazed patio doors to rear garden. The kitchen is well appointed with a quality range of Cherrywood style wall and base units including a matching fitted dresser unit with glass display and storage. One and a half bowl sink and drainer, black marble effect work surfaces. Siemens gas hob and matching stainless steel extractor hood above, Siemens built in double oven in housing unit, Integrated Fridge/freezer, washer dryer and dishwasher. Concealed Combi boiler within matching cupboard.

STAIRS/LANDING:
Carpeted staircase with hand rail. Wood floor to landing, access to loft, built in airing cupboard with radiator.

BEDROOM 1:
A double bedroom with double glazed window to front, wood floor, built in mirror front wardrobe with plenty of hanging and shelving space. Radiator.

BEDROOM 2:
A double room with double glazed window to rear, wood floor, radiator.

BEDROOM 3:
A single room with double glazed window to front, carpet, radiator, fitted wardrobe and shelving. Space for a single bed.

BATHROOM:
A modern white suite comprising, paneled bath, separate shower cubicle, vanity wash basin and low level w.c.. Double glazed window to rear, tiled floor, heated towel rail, tiled walls.

REAR GARDEN:
A fully fenced south facing rear garden, with paved patio, ornamental gravel with a circular area of artificial lawn for easier maintenance. Raised brick planters, rockery area, shrubs and bushes. Timber shed and rear gate leading out to rear access and garage.

GARAGE:
The garage is situated en-bloc. (The third one in from the right as you face the block. Navy Blue up and over door.)

TENURE:
Freehold

LOCAL AUTHORITY:
Gravesham Borough Council.

Council Tax Band D - £2,388.63 for 2026-2027

SERVICES:
Mains Gas, Mains Electric, Mains Water, Mains Drainage.

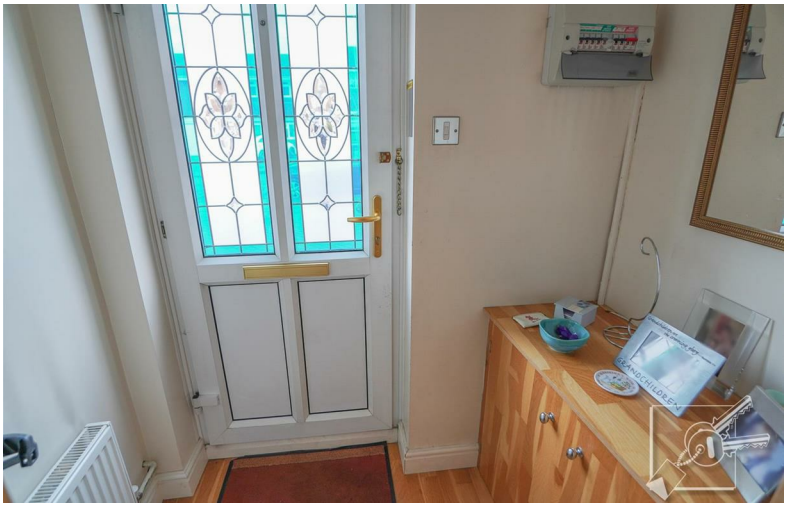
LOCAL LAND SEARCH
There are 2 local land charges for your search area.

Your free search reference is: 3943824 Smoke Order In Place

NOTE:
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

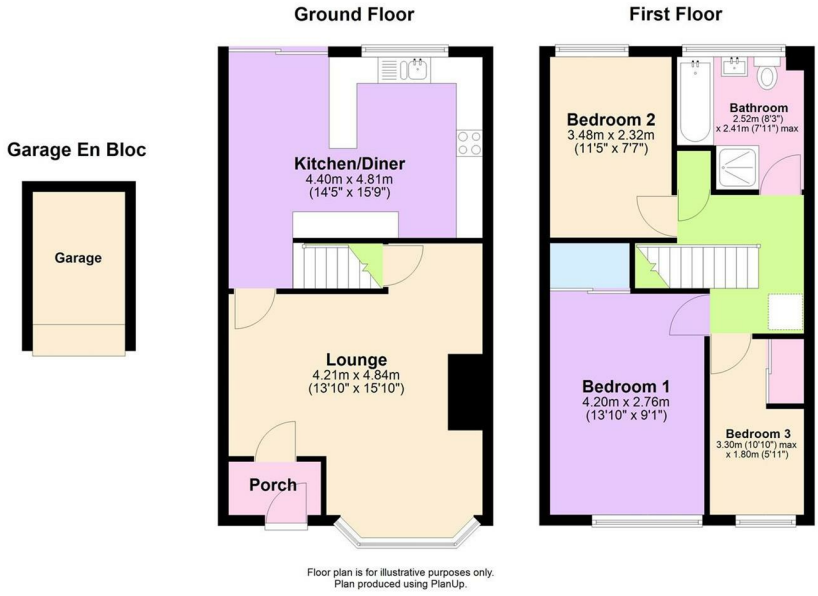
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

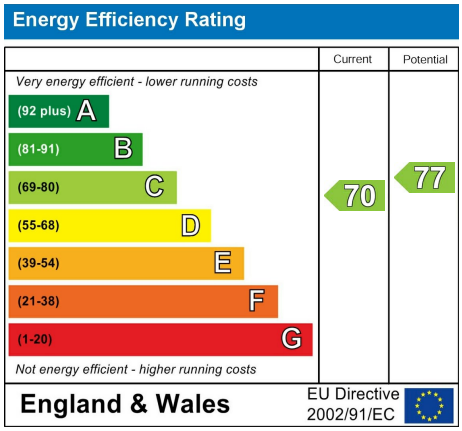


This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.







184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

The Property Ombudsman
naea | propertymark PROTECTED
nava | propertymark PROTECTED

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.